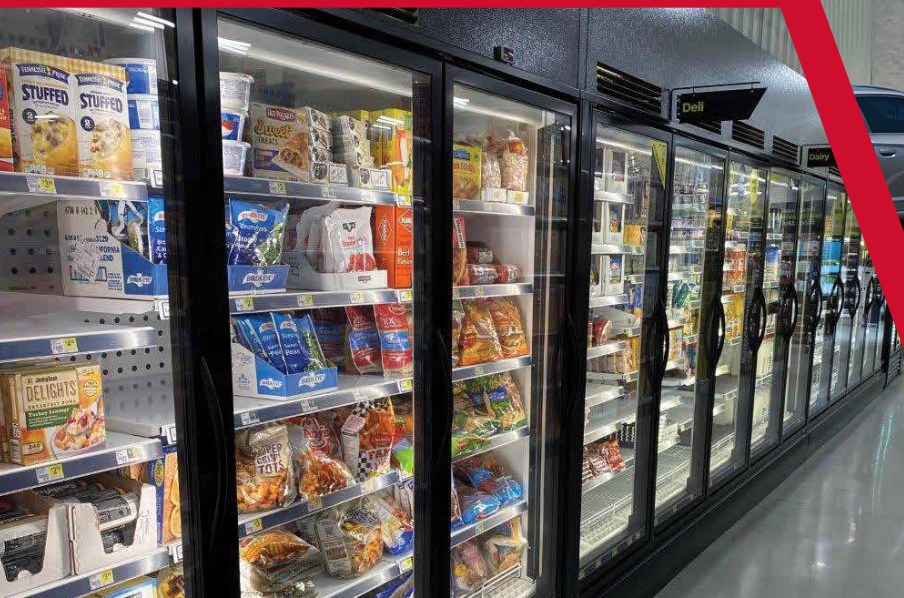




DOLLAR GENERAL®

472 Wise Ferry Road
Lexington, SC 29072
Lexington County

Store #24240



Net Lease
Investment Offering

DOLLAR GENERAL

472 Wise Ferry Road
Lexington, SC 29072
Lexington County

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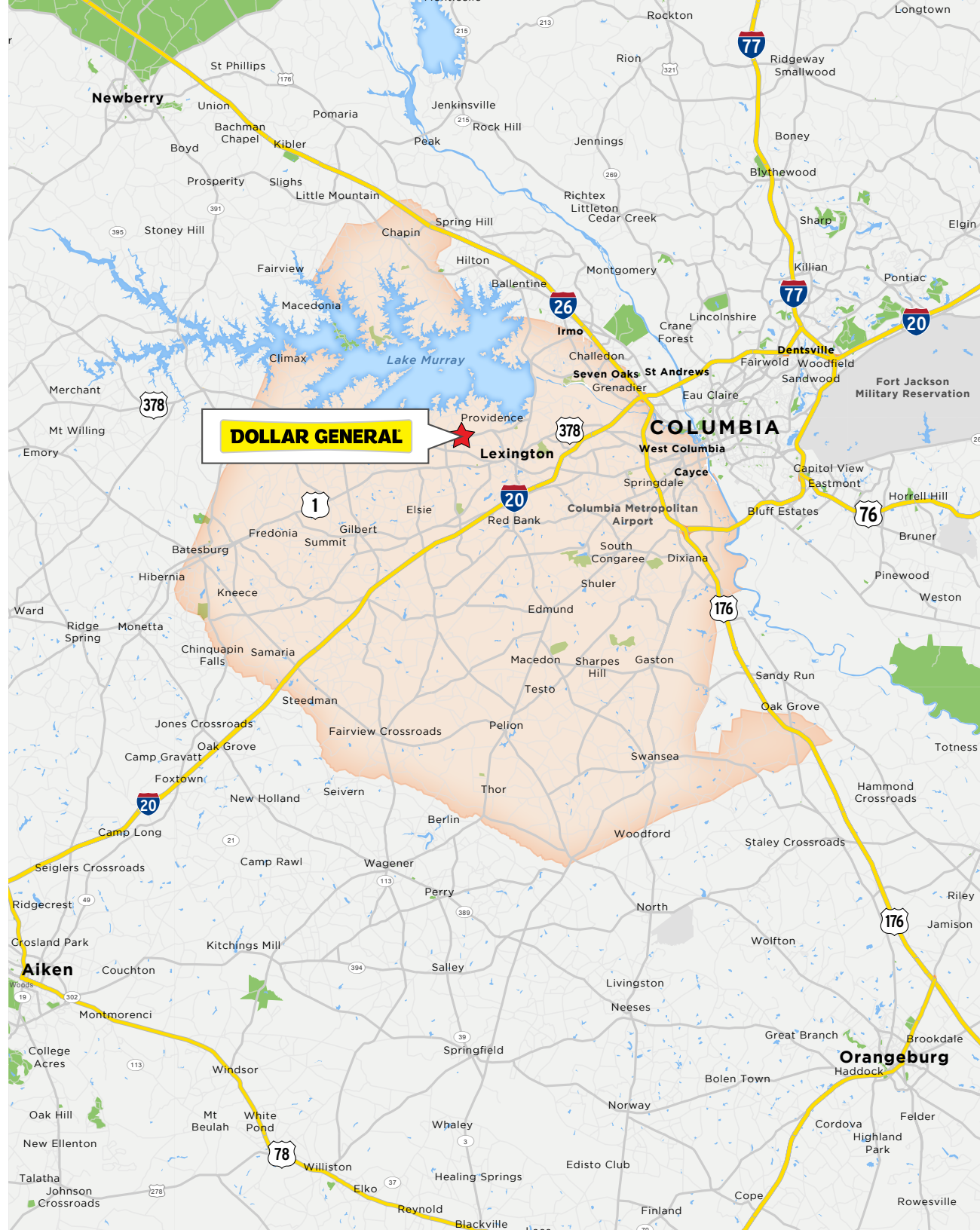
**472 Wise Ferry Road
Lexington, SC 29072**

PROPERTY SUMMARY

Address	472 Wise Ferry Road Lexington, SC 29072 Lexington County
Delivery to DG:	December 4, 2022
Estimated Opening:	Middle of December 2022
Annual Rent:	\$104,532.00
Size:	10,640 SF Building
Construction:	Standard Prototype
Asking Price:	\$1,935,800
Asking Cap:	5.4% CAP
Owner Name:	CDP Lexington 5, LLC

HIGHLIGHTS:

- New 10,640 SF Dollar General building
- Along a commuter corridor with dense residential housing leading into Lexington and Columbia, SC
- Traffic count of 12,200 vehicles-per-day on Old Cherokee Rd
- Brand New Construction
- New LED Lighting Interior & Exterior
- NNN – Zero Landlord Responsibilities
- Fifteen (15) yr NNN lease term
- Five (5) yr options
- 10% rent increase at the start of each option
- Opening at the middle of December 2022



RETAIL MAP 1

Lake Murray

Beechwood Middle School

DOLLAR GENERAL

LifeStorage

New Providence Elementary School

piggly wiggly

7 ELEVEN

ExtraSpace Storage

MAVIS DISCOUNT TIRE

Publix
ZAXBY'S Great Clips SUBWAY MARCO'S

Lowes FOODS Arby's McDonald's
Walgreens Starbucks Jersey Mandy

7 ELEVEN

True Value

BURGER KING

SONIC

Lexington High School

CVS pharmacy

boost mobile

Ford

Old Cherokee Rd

Foxglen Rd

Mt. Horeb United Methodist Church

Park Rd

Wise Ferry Rd

St Peter Rd

Charter Oak Rd

378

1

DOLLAR GENERAL

Westminster
Memory Care

Grace Caregivers/
In-Home Senior Care



Wise Ferry Rd

Holly Br

Old Cherokee Rd

Park Rd



Old Cherokee Rd (12,200 VPD)

Nise Ferry Rd

← Store Sign

DOLLAR GENERAL[®]

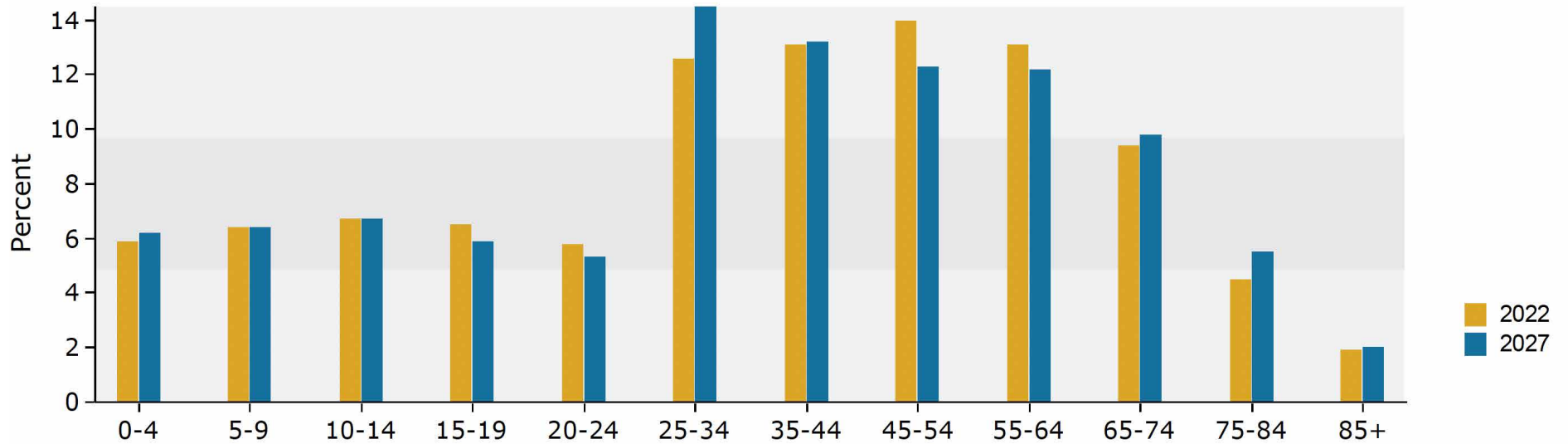
Store #24240



DEMOGRAPHICS

2022 SUMMARY	1 MILE	3 MILE	5 MILE
Population	3,676	27,097	56,814
Households	1,282	10,083	21,468
Families	1,090	7,240	15,084
Average Household Size	2.87	2.63	2.59
Owner Occupied Housing Units	1,219	8,459	17,263
Renter Occupied Housing Units	63	1,624	4,205
Median Age	39.4	41.7	39.6
Median Household Income	\$113,040	\$98,484	\$96,416
Average Household Income	\$145,379	\$133,396	\$129,948

POPULATION BY AGE (5 MILE RADIUS)



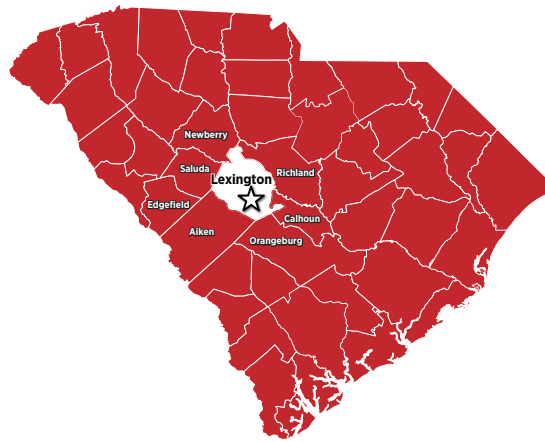
AREA OVERVIEW

Lexington is the largest town in Lexington County and a suburb of the state capital, Columbia. Lexington is the second-largest municipality in the greater Columbia area and is considered the fastest growing in the Midlands of South Carolina.

The site resides along a commuter corridor leading into Lexington and Columbia, surrounded by schools and dense residential housing. Within 1 mile of the property, the population grew by 39% between 2010 and 2020.

Once a year, Lexington holds Dining on the Dam, attended by approximately 1,500 visitors from the surrounding area. Attendees can walk along the Lake Murray Dam and enjoy South Carolina dishes and drinks by the lake.

Top employers in Lexington include the US Air Force, the University of South Carolina, and Lexington Medical Center.



ABOUT DOLLAR GENERAL



Dollar General properties are typically located in local neighborhoods and in communities deemed too small for big-box retailers. Dollar General offers both name-brand and generic merchandise including store brand goods. Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB. Dollar General is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$24 billion. Dollar General operates more than 16,000 stores located in 44 states.

- Over 16,000 Locations in 44 States
- S&P Rating BBB- Investment Grade
- Leading small-box convenience discounter
- 15 Distribution Centers from Coast to Coast
- National and Private Brands
- Value-conscious and convenience seeking customers



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